

## Union County Trending

### Overview

Union County is a small rural farming community. There is little industry and the commercial properties are concentrated in the town of Liberty.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self explanatory. The tab marked "Summary" lists the results of the study on a Township basis. There are separate tabs for each of the 7 property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, industrial improved and agriculture. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD.

In order to have enough sales for meaningful analysis, 2004 sales were included in the ratio study. A 2.00% per year (applied by month) time adjustment was applied to the 2004 residential and commercial improved sales.

### Residential Improved and Vacant Analysis

Due to the limited number of residential vacant sales in four of the townships, Brownsville, Harrison, Liberty and Union were combined for the ratio study. Furthermore, there were no valid vacant sales in Brownsville Township. Brownsville is comparable to Liberty Township and was assessed accordingly. The 2006 sales disclosure file has 21 sales with consideration (valid and invalid). The ratio study used 12 sales.

All of the townships had enough residential improved sales to be evaluated on an individual basis. The 2006 sales disclosure file has 246 sales with consideration (valid and invalid). There were 91 sales with consideration in the campground neighborhoods (5030200 and 5030300). These sales are unusable, as the improvements are wood decks, open frame porches, etc. attached to personal property mobile homes. It should be noted that there were 14 2004, 2005 and 2006 vacant land sales in the neighborhoods that were used to establish the land values. Thus, a majority of the useable sales with consideration were included in the study.

The ratio study for the residential improved and vacant sales shows that all Townships meet the State requirements for the Median, COD and PRD.

### Commercial Improved and Vacant Analysis

There were no commercial vacant sales. An analysis of the commercial land was completed and in all cases was equal to or greater than a corresponding residential neighborhood.

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There were only 3 useable commercial improved sales in 2004, 2005 and 2006. As indicated by the rule "If assessing officials determine that there are insufficient sales of commercial or industrial property in a township or county to determine an annual adjustment factor, the county shall use one (1) or more of the following too derive annual adjustment factors or modify the values of commercial and industrial property..." Since there were only 3 sales, Marshall and Swift cost analysis was used. Using the Comparative Cost Multipliers and the Indianapolis area along with the 3 building classes most predominate in the county from Marshall & Swift, a cost factor of 1.044 was calculated. This factor was the increase from January 1, 2005 to January 1, 2006. The factor was then applied to all of the building type improvements in the county. An additional year of depreciation was applied to these buildings. The total previous building values were then compared to an updated building value based on the Marshall and Swift factor resulting in the annual adjustment factor of 1.02.

This factor was then applied to the 3 useable commercial sales. With the factor applied, the three sales meet the State requirements for the Median, COD and PRD.

### Industrial Improved and Vacant Analysis

Union County has no industrial vacant parcels and only 2 industrial improved parcels. These industrials were combined with the commercials in calculating the annual adjustment factor. See the above discussion for the method used. The annual adjustment factor is 1.02.

### Agricultural Vacant Ground Analysis

#### Assessment to Assessment Study

Twelve Agricultural parcels were randomly selected from various Townships within the County. These parcels were sorted by soil type and soil productivity ID. The productivity factor of each entry was then multiplied by \$1,140 (Agriculture ground base rate set by State) and then multiplied by the entry acreage. This amount was then divided by the acreage amount to produce a per acre price.

This assessment to assessment analysis shows that entries with the same soil type and soil productivity are priced at the same per acre rate.

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